



Upper Charles Rail Trail Holliston Section

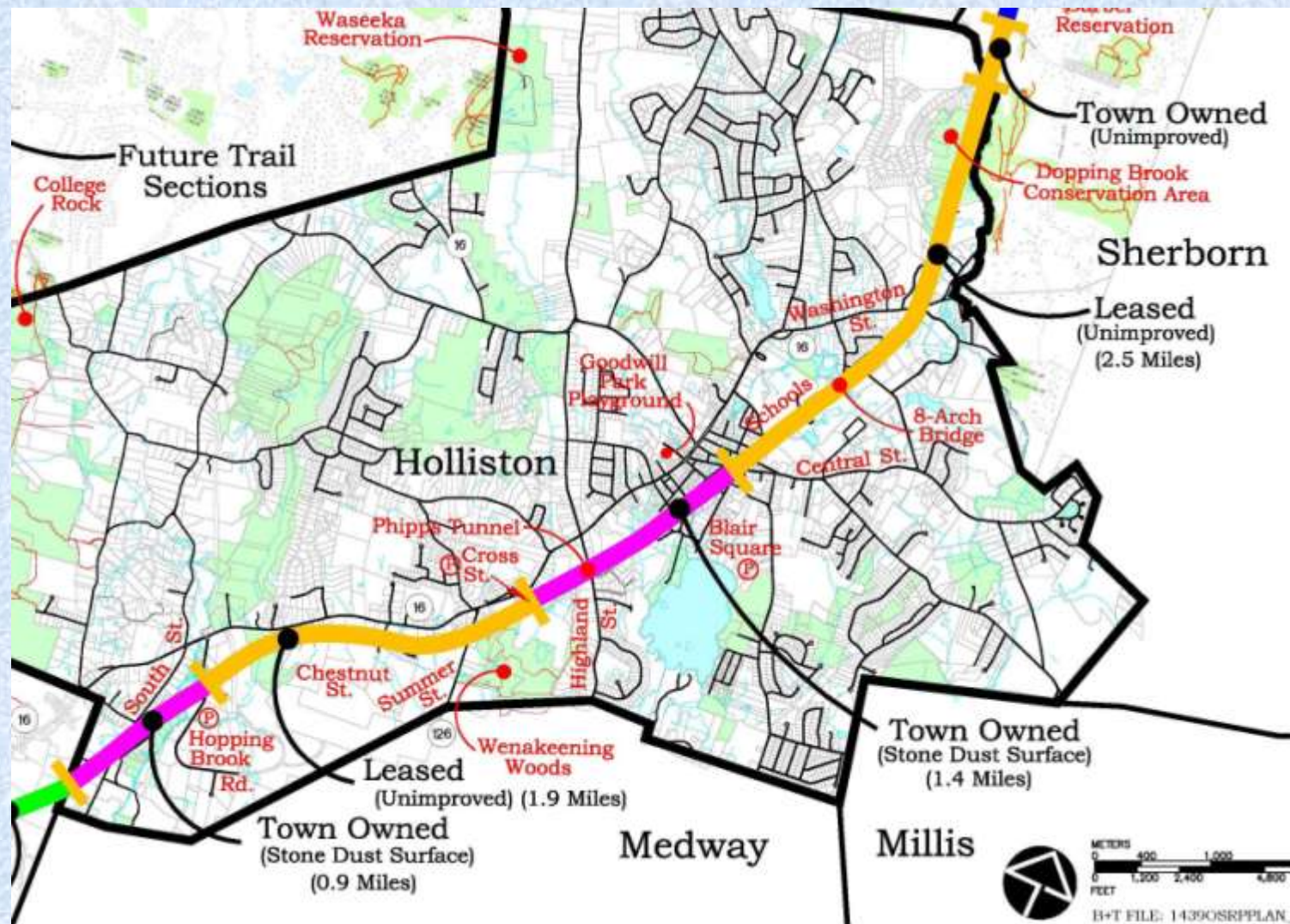


**Obtaining Rail Trail Corridors
November 2014**

Photograph courtesy of Holliston Historical Society



Holliston Sections of the Trail





Establishing a Committee

- **Key issue--Legitimacy**
 - Municipalities
 - State Agencies
 - Inherent weakness of ad-hoc committee
- **Holliston Trails Committee**
 - Established by Board of Selectmen
 - Knowledgeable people on Committee
 - Architect
 - Landscape Architect
 - Wetland Scientist
 - Lawyer
 - Sitework Contractor
 - Arborist
 - Videographer
- **Advantages—commitment based on individuals**
- **Disadvantages—time commitment, access to town employees & resources**



Planning a Corridor

- **Research current ownership**
- **Current taxes paid by Railroad**
- **Status of Railroad**
 - **Active**
 - **Inactive**
 - **Abandoned**
- **Valuation maps**
- **Deeds**
- **Understand Railbanking**
- **Alternative Routes**



Funding/ Acquisition

- **Community Preservation Act Funds**
 - Issue with Railbanking/Conservation Restrictions
- **Municipal Funds**
- **Parkland Acquisition and Renovations for Communities (PARC)**
 - Conservation Restrictions
 - Point system
- **DCR Recreational Trails Program**
 - 20% match by municipality
- **Bond Funding**
- **Donation**
- **Easement**
- **MBTA**
- **Massachusetts—No TIP Funding for acquisition**



Negotiating a purchase

- **Appraisal**
 - Corridor factor
- **Act quickly**
- **Survey**
- **Requirements of donor**
 - Landscape buffer
 - Other improvements
 - No gathering space
- **Requirement of seller**
 - Environmental Testing



Overcoming Challenges

- **Have funding in place**
- **Don't accept one-sided documents**
- **Be Persistent**



Holliston Experience

- **Holliston approached Conrail**
- **Conrail agreed to donate 2 miles**
- **Appraisal performed--required for donation**
- **Holliston moved forward with design**
- **Secured TIP funding for construction**
- **CSX acquired property**



Holliston Experience

CSX Negotiations

- **No sale for 3 years**
- **Attempt to lease**
- **Layoffs at CSX**
- **Delay by new CSX manager**
- **CSX Appraisals--2X Holliston appraisal**
- **Stagnated**
- **Attempted TPL assistance**
- **Layoffs at TPL**
- **CSX agreed to 3rd party appraisal**
- **Long time to sign purchase and sales**
- **One-sided agreement**
- **Testing**



Holliston Experience- Donated Land

Land Donation

- **LISTA**
- **ALIM**
- **Donation contingent on acquiring CSX parcel**
- **Improvements--buffer to adjacent resident as well as its own retreat**
- **Appraisal**
- **Survey**
- **Legal and Closing costs**
- **Signage**





Holliston Experience

Land Acquisition--Non-CSX parcel

- **Owner purchased in 1996**
- **Attempted to sell as building lot**
- **Appraised land**
- **Purchased at appraised value**



Stone Dust Surface





The Rewards





The Rewards





The Rewards





The Rewards





Future Projects





Good Luck





For Information

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